

082.0

0002

0022.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

598,500 / 598,500

USE VALUE:

598,500 / 598,500

ASSESSED:

598,500 / 598,500



PROPERTY LOCATION

No	Alt No	Direction/Street/City	
93		SUNSET RD, ARLINGTON	

OWNERSHIP

Unit #:

Owner 1:	DOWNEY KIMBERLY A
Owner 2:	
Owner 3:	

Street 1: 93 SUNSET RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: SMITH JEHUE N & SARAH C -

Owner 2: -

Street 1: 307 FAIRMOUNT AVENUE

Twn/City: HYDE PARK

St/Prov: MA Cntry:

Postal: 02136

NARRATIVE DESCRIPTION

This parcel contains 4,578 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Asbestos Exterior and 1144 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4578		Sq. Ft.	Site		0	70.	1.22	6									390,138						390,100	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							4578.000		198,600		9,800		390,100		598,500							
Total Card							0.105		198,600		9,800		390,100		598,500		Entered Lot Size					
Total Parcel							0.105		198,600		9,800		390,100		598,500		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	199,000	9800	4,578.	390,100	598,900	598,900	Year End Roll	12/18/2019
2019	101	FV	180,700	9800	4,578.	384,600	575,100	575,100	Year End Roll	1/3/2019
2018	101	FV	186,600	9800	4,578.	295,400	491,800	491,800	Year End Roll	12/20/2017
2017	101	FV	186,600	9800	4,578.	278,700	475,100	475,100	Year End Roll	1/3/2017
2016	101	FV	186,600	9800	4,578.	256,400	452,800	452,800	Year End	1/4/2016
2015	101	FV	176,300	9800	4,578.	239,700	425,800	425,800	Year End Roll	12/11/2014
2014	101	FV	176,300	9800	4,578.	220,700	406,800	406,800	Year End Roll	12/16/2013
2013	101	FV	176,300	9800	4,578.	220,700	406,800	406,800		12/13/2012

Parcel ID 082.0-0002-0022.0

!6647!

PRINT

Date

Time

12/10/20

21:23:55

LAST REV

Date

Time

10/03/18

11:27:42

mmcarkin

Prior Id # 3:

6647

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH JEHUE N &	65974-49		8/26/2015		475,000	No	No		
	11891-504		9/15/1970		22,500	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/6/2016	934	Re-Roof	8,260	7/6/2016				Strip and re-roof.	9/15/2018	MEAS&NOTICE	HS	Hanne S
5/12/2016	609	Alterati	18,900					remove mud rm crea	3/22/2016	SQ Returned	EMK	Ellen K
12/31/2015	1978	New Wind							3/4/2009	Meas/Inspect	189	PATRIOT
									11/2/2000	Hearing N/C	264	PATRIOT
									1/11/2000	Mailer Sent		
									1/11/2000	Measured	277	PATRIOT
									9/1/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION						BATH FEATURES						COMMENTS						SKETCH																	
Type:	6 - Colonial		Full Bath:	1	Rating:	Average		OF=BMT SINK.																											
Sty Ht:	2A - 2 Sty +Attic		A Bath:			Rating:																													
(Liv) Units:	1	Total:	1	3/4 Bath:			Rating:																												
Foundation:	2 - Conc. Block		A 3QBth:			Rating:																													
Frame:	1 - Wood		1/2 Bath:			Rating:																													
Prime Wall:	5 - Asbestos		A HBth:			Rating:																													
Sec Wall:			OthrFix:	1	Rating:		Average																												
Roof Struct:	1 - Gable		OTHER FEATURES																																
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:		Average																												
Color:	GRAY		A Kits:			Rating:																													
View / Desir:			Fpl:	1	Rating:		Average																												
GENERAL INFORMATION						WSFlue:			Rating:																										
Grade:	C - Average		CONDOS INFORMATION																																
Year Blt:	1931	Eff Yr Blt:							Location:																										
Alt LUC:			Alt %:							Total Units:																									
Jurisdct:			Fact:	.							Floor:																								
Const Mod:							% Own:							REMODELING						RES BREAKDOWN															
Lump Sum Adj:							Name:							Exterior:	No Unit	RMS	BRS	FL	1	6	3	M													
INTERIOR INFORMATION						DEPRECIATION						Interior:																							
Avg Ht/FL:	STD		Phys Cond:	AV - Average	31.	%	Additions:																												
Prim Int Wall:	2	- Plaster	Functional:			%	Kitchen:																												
Sec Int Wall:			Economic:			%	Baths:																												
Partition:	T	- Typical	Special:			%	Plumbing:																												
Prim Floors:	3	- Hardwood	Override:			%	Electric:																												
Sec Floors:			Total:	31	%	Heating:																													
Bsmnt Flr:	12	- Concrete	CALC SUMMARY						General:																										
Subfloor:							Basic \$ / SQ:	125.00	COMPARABLE SALES																										
Bsmnt Gar:							Size Adj.:	1.35000002	Rate	Parcel ID	Typ	Date	Sale Price																						
Electric:	3	- Typical	Const Adj.:	0.93100190																															
Insulation:	2	- Typical	Adj \$ / SQ:	157.107																															
Int vs Ext:	S		Other Features:	64500																															
Heat Fuel:	1	- Oil	Grade Factor:	1.00																															
Heat Type:	5	- Steam	NBHD Inf:	1.00000000																															
# Heat Sys:	1		NBHD Mod:																																
% Heated:	100		LUC Factor:	1.00																															
Solar HW:	NO		Adj Total:	287897																															
% Com Wall:			Depreciation:	89248																															
			Depreciated Total:	198649																															
MOBILE HOME						WtAv\$/SQ:	AvRate:	Ind.Val							IMAGE																				
Make:									Serial #:							PARCEL ID	082.0-0002-0022.0																		
SPEC FEATURES/YARD ITEMS						JCod	JFact	Juris. Value							AssessPro Patriot Properties, Inc																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value																	
3	Garage	D	Y		3 11X18	A	AV	1931		27.63	T	40	101			9,800			9,800																
More: N						Total Yard Items:						9,800						Total Special Features:																	
																								Total:						9,800					